



• T • E • M • P • E •  
**PRESERVATION**

**HISTORIC PRESERVATION  
COMMISSION**

Bob Gasser, Chair  
Richard Pagoria, Vice-Chair  
Mike Deskin  
Elias Esquer  
Ann Patterson  
Stuart Siefer, RA  
Liz Wilson

Alternate Member:  
Greg Bunce

♦ ♦ ♦

**HISTORIC PRESERVATION  
OFFICER**

Joseph G. Nucci, RA



The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the  
Interior/National Park Service



Tempe Historic  
Preservation Office  
Community Development  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280

♦ ♦ ♦

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Tempe Historic Preservation Commission (Tempe HPC)

# MEETING MINUTES

Meeting Date: Thursday, February 9, 2006

Location: Hatton Hall

34 East Seventh Street

Commissioners Present:  
Greg Bunce  
Bob Gasser  
Rich Pagoria  
Ann Patterson  
Stu Siefer  
Liz Wilson (6:07)

Staff Present: Joe Nucci, CDD Historic Preservation Officer

Present: Ben Arredondo, Council Candidate  
Len Copple, Council Candidate  
Shana Ellis, Council Candidate  
Onnie Shekerjian, Council Candidate  
Corey Woods, Council Candidate

Fanrzula Bacher, 85281  
Charles Buss, 85281  
Narcie Espinoza, THMAB  
Bob Gray, 85281  
Dan Killoren, 85283  
John Kobierowski, 85240  
Vic Linoff, THMAB  
Jenny Lucier, 85281  
Gail Martelli, 85281  
Gary Martelli, 85281  
Patrick Martin, 85281  
Tina Martin, 85281  
Paul Moore, 85202  
Donna Nordx, 85281

Candee Raper, 85282  
Ted Raper, 85282  
Pam Rector, 85283  
Lisa Roach, 85281  
Carolyn Roberts, 85282  
Robert Sandstedt, 85281  
Virginia Sandstedt, 85281  
Richard Terrell, 85281  
Jeff Van Srice, 85281  
Mark Volpone, 85281  
Andrew Weed, 85281  
Eduarda Yates, 85282  
Alfred Yazzie, 85281  
Susanna Yazzie, 85281

**Call to Order: 6:00 pm, Bob Gasser, Chair**

## I. Welcome and Introductions

Chairman Gasser acknowledged public in attendance and thanked them for their participation in Tempe Preservation.

## II. Approval of Minutes

Chairman Gasser called for discussion of the minutes of the Tempe HPC meeting of January 12, 2006. Hearing no discussion he then called for a motion to approve the minutes.

*MOTION MADE BY COMMISSIONER ESQUER AND SECONDED BY COMMISSIONER PAGORIA TO APPROVE MINUTES OF THE JANUARY 12, 2006, TEMPE HPC MEETING. MOTION CARRIED 4-0 WITH COMMISSIONERS DESKIN, SIEFER, AND PATTERSON ARRIVING AFTER THE VOTE AND ALTERNATE MEMBER BUNCE ALSO VOTING APPROVAL.*

### **III. Welcome City Council Candidates**

Chairman Gasser welcomed City Council Candidates Arredondo, Copple, Ellis, Shekerjian and Woods, and thanked them for taking time to speak to the Commission. Candidates addressed a series of preservation questions prepared by the Commission and previously mailed to the Candidates for their consideration. All expressed support for historic preservation in Tempe.

### **IV. Neighborhood Meeting – Tomlinson Estates H D historic designation**

Chairman Gasser noted this is a Neighborhood Meeting by the Tempe Historic Preservation Commission for historic property designation of the Tomlinson Estates subdivision in Tempe held in accordance with requirements specified in Section 6-402 of the Tempe Zoning & Development Code.

Gasser asked the audience for comment on the proposed Tomlinson Estates Historic District designation.

Supporters included Gail Martelli, Donna Bacher, Franzula Bacher, Chuck Buss and Susana Yazzie. Tomlinson Estates residents also asked how a property is determined to be a contributor to an historic district and what restrictions are imposed by either neighborhood designation and individual designation.

Chairman Gasser replied that properties are evaluated individually according to Secretary of the Interior Standards to determine eligibility and that the qualifications and effects of historic property designation are specified in the Tempe Historic Preservation Ordinance found on the website [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres). Additional information is available from Tempe's Historic Preservation Officer Joe Nucci.

Commissioner Wilson added that the cumulative effect of incremental changes is considered in determining eligibility.

Commissioner Siefer asked Mr. Buss if, as Co-Chair of the Neighborhood Association, he had a sense of how many Tomlinson Estates residents support historic district designation. Buss indicated the majority of the neighbors he has heard from support the designation. Siefer asked for a show of hands of those in the audience supporting the proposed Tomlinson Estates Historic District designation. Unanimous support was indicated.

Chairman Gasser asked the results of the HPO field survey conducted on 2/06/2006. HPO indicated Staff evaluated the total field of 67 parcels with R1-6 Single Family zoning proposed for designation and observed 55 potentially contributing properties, 10 non-contributing properties, and 2 properties that appear to be readily reversible as contributing. A copy of the field report was distributed to the Commission.

*There was consensus to conduct a public hearing at the March 9, 2006, Tempe HPC meeting to form an HPC recommendation to the Planning & Zoning Commission regarding designation.*

#### **V. Neighborhood Meeting – Governor Pyle House historic designation**

Chairman Gasser noted this is a Neighborhood Meeting by the Tempe Historic Preservation Commission for historic property designation of the Governor Pyle House in Tempe held in accordance with requirements specified in Section 6-402 of the Tempe Zoning & Development Code.

Gasser asked for comment on the proposed Governor Pyle House historic designation and noted Tempe HPC received 9 e-mail messages in support of this historic property designation.

Paul Moore stated his support and added that, as a Realtor, he is convinced that historic designation increases property values.

Andy Weed and Jenny Lucier supported the designation. Lucier said she believes there is extensive community support for this designation but also called on the Commission to assist in mitigating the ongoing loss of historic integrity neighborhood-wide by comprehensively addressing the threats and instabilities that exist uniquely in this location.

*There was consensus to conduct a public hearing at the March 9, 2006, Tempe HPC meeting to form an HPC recommendation to the Planning & Zoning Commission regarding historic property designation.*

#### **VI. Neighborhood Meeting – Tempe National Bank Building historic designation**

Chairman Gasser noted this is a Neighborhood Meeting by the Tempe Historic Preservation Commission for historic property designation of the Tempe National Bank Building held in accordance with requirements specified in Section 6-402 of the Tempe Zoning & Development Code.

Gasser asked for comment on the proposed Tempe National Bank Building historic designation.

Eduarda Yates, Narcie Espinoze and Jenny Lucier stated their support for the designation. Lucier added that this is not the type of property that she would formerly have thought of as an historic property, however, the process of local designation has raised her awareness of its significance to the community and helped her appreciate how designation can function effectively.

*There was consensus to conduct a public hearing at the March 9, 2006, Tempe HPC meeting to form an HPC recommendation to the Planning & Zoning Commission regarding historic property designation. Commissioner Siefer recused himself from this consensus based on his financial interest in the property.*

## **VII. Discuss & Consider – Commission Design Review**

Chairman Gasser requested a special Issue Review meeting for Friday, February 17, 2006, at 9 a.m. at the Tempe Historic Preservation Office to discuss the role of Commission and Staff in setting agenda items, priorities, and proposed changes to the enabling ordinance.

*There was consensus to call a special issue review meeting on 02/17/2006 at 9 a.m. at the Tempe Historic Preservation Office.*

## **VIII. Discuss & Consider – Date Palm Manor subdivision tour**

Chairman Gasser said he thought that the 01/14/06 Commission tour was very informational, and believed the Commission should pursue designation of the subdivision as an historic district. He recommended contacting the Neighborhood Association to hold an initial ZDC 6-402 Neighborhood Meeting for this purpose.

*There was consensus for the Chair to contact the Chair of the Date Palm Manor Neighborhood Association, through the HPO, and schedule an HPC presentation at an association meeting.*

## **IX. Discuss & Consider – Campus Homes subdivision tour**

Chairman Gasser suggested scheduling a tour of Campus Homes, a tract-style subdivision consisting of 160 parcels. Campus Homes Neighborhood Association Chair Lisa Roach indicated an interest in participating in the tour.

Commissioner Wilson asked for a map showing street addresses and Commissioner Bunce said he could assist in preparing such maps.

*There was consensus for members to meet at 9 a.m. at the historic Campus Homes subdivision on Saturday, March 19, 2006, to conduct a review of the eligibility of homes in the neighborhood.*

## **X. Discuss & Consider – Tempe Historic Preservation Foundation Fundraiser**

Chairman Gasser noted that the Tempe Historic Preservation Foundation is working with Tempe Leadership to produce an event on April 29, 2006, to raise funds to repair the historic Eisendrath House and other Tempe Preservation activities. He suggested that the Commission buy a table for \$750.00 to contribute to this worthy cause. Vic Linoff said the Tempe Historical Museum Advisory Board will buy a table if HPC will do likewise.

*There was consensus for HPC to purchase a table at the Tempe Historic Preservation Foundation April 2006 fundraiser.*

Commissioner Deskin asked if HPC can have display space at the event and Gasser said that is possible.

Gasser reported Tempe HPF has already raised approximately \$17,000.00 in support of the historic 1930 Eisendrath House and other Tempe Preservation activities. He noted that Mayor Hallman has secured a donation of \$150,000.00 in additional private funding for the Foundation.

### **XI. Optional Discussion: Items From Tempe HPO Report**

Commissioner Pagoria requested that future agendas include time for public comment and that the Valley Bank Building—ASU Visitor Center be added to a future agenda, for discussion by Dan Killoren.

**Meeting adjourned at approximately 8:05 PM.**

*Minutes scheduled for Tempe HPC adoption on 03/09/2006.*

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### **Bob Gasser, Chair**



Rdevpub/HistoricPreservation/HPCmins020906PROCEEDINGS.doc

**Meeting minutes are produced from a transcript of proceedings. The transcript of proceedings and the minutes are available on request from Tempe HPO.**

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HPCmins020906.doc filed City Clerk 03/10/06 Krosschell, Connie; Fillmore, Karen; Stennerson, Julie & posted to [www.tempe.gov/historicpres](http://www.tempe.gov/historicpres)

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Draft issued for review comments to:		Review comments received from:	
<input checked="" type="checkbox"/>		<input type="checkbox"/>	
<input checked="" type="checkbox"/>		<input type="checkbox"/>	

Frequently Used Abbreviations or Acronyms:

**ABOR** – Arizona Board Of Regents: Arizona's state universities are under the jurisdiction and control of the Arizona Board of Regents. The state universities are operationally independent from each other, but, together with the Board, they comprise the principal components of the system of coordinated governance established by the Board and known as the Arizona University System.

**ADEQ** – Arizona Department of Environmental Quality: Established by the Arizona Legislature in 1986 in response to growing concerns about groundwater quality, ADEQ today administers a variety of programs to improve the health and welfare of our citizens and ensure the quality of Arizona's air, land and water resources meets healthful, regulatory standards.

**ADWR** – Arizona Department of Water Resources: Created in 1980 to ensure dependable long-term water supplies for Arizona's growing communities, the ADWR administers state water laws (except those related to water quality), explores methods of augmenting water supplies to meet future demands, and works to develop public policies that promote conservation and equitable distribution of water.

**APF** – Arizona Preservation Foundation: Arizona's only non-profit statewide historic preservation organization. Founded in 1979, APF is dedicated to preserving Arizona's historical, archaeological, architectural, and cultural resources.

**ASLA** – American Society of Landscape Architects: Founded in 1899, the ASLA is the national professional association representing landscape architects and promoting the landscape architecture profession and advancing the practice through advocacy, education, communication, and fellowship.

**CCDC** – Central City Development Committee: Formed in August 2004, when the Tempe City Council identified committees for the next two years. The entire council will serve on the Central City Development Committee of the Whole, which will address development at Town Lake, the Papago Park area and downtown.

**CDD** – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects and is managed by Chris Salomone.

**CLG** – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs. The City of Tempe became a CLG in 1995.

**DSD** – Development Services Department: Tempe Development Services Department is charged with the responsibility of enhancing the quality of Tempe's living environment, assuring the safety of buildings, enlarging the City's economic base and assisting low and moderate income households. The Tempe Historic Preservation Office is an agency of the Development Services Department.

**EPA** – Environmental Protection Agency: Authorized under Executive Order 1110.2 on December 4, 1970, the mission of the Environmental Protection Agency is to protect human health and the environment by working for a cleaner, healthier environment for the American people.

**FAIA** – Fellow of the American Institute of Architects: an honor awarded to members of the American Institute of Architects, members of the prestigious College of Fellows are recognized for having made significant contributions to the profession.

**HPAC** – Historic Preservation Advisory Committee: Arizona State Parks is governed by the State Parks Board and receives direction and oversight from several advisory committees and groups such as the Historic Preservation Advisory Committee, also known as HPAC.

**IEBC** – International Existing Building Code adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.

IRS – Issue Review Session: Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” at the beginning of the IRS.

JRC – Joint Review Committee: Authorized under Resolution No. 2004.75 on 8/19/04, this seven-member board has four ASU positions and three City positions and is formed to review projects within the Mixed Use/Education zone.

PCBs – polychlorinated biphenyls: Toxic and persistent chemicals primarily used as insulating fluids in heavy-duty electrical equipment in power plants, industries, and large buildings across the country, most PCB applications were effectively eliminated by the Environmental Protection Agency on April 19, 1979, under final regulations banning their manufacture and phasing out most uses.

PSA – Papago Salado Association: Founded in 1992, the not-for-profit Association is a consortium of public agencies, local governments of Phoenix, Scottsdale and Tempe, and private organizations which have an interest in the area bounded by 44th Street, College Avenue, Oak Street, and University Drive. PSA promotes heritage education and is responsible for several projects to increase tourism and promote an identity for the area.

SHPO – State Historic Preservation Office: a division of Arizona State Parks, is responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources.

SRP-MIC – Salt River Pima-Maricopa Indian Community: Created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.

Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments. Meetings are held first Thursday of each month and are located at Hatton Hall, 34 E. 7th Street, Bldg. #B (public parking in Brickyard).

Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Tempe HPF advocates preserving Tempe’s at risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”

Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities.

THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.

TOD – Tempe Transportation Overlay District (in production) The purpose of the TOD is to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City.

ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe.